

CITY OF NORTH BEND  
CITY COUNCIL  
WORKSTUDY NOTES  
**July 26, 2016 – 7:00 p.m.**  
City Hall Conference Room, 211 Main Ave. N., North Bend, WA

Mayor Pro Tem Loudenback called the meeting to order at 7:03 p.m.

Councilmembers Brenden Elwood, Alan Gothelf, Trevor Kostanich, Ross Loudenback, Jonathan Rosen and Martin Volken were present. Councilmember Jeanne Pettersen was excused.

**Staff Present:** Mayor Ken Hearing, City Administrator Londi Lindell, Assistant City Administrator/ Finance Director Dawn Masko, Public Works Director Mark Rigos, Community & Economic Development Director Gina Estep, and Records Coordinator Kym Smith.

### **Draft Cottage Housing Amendments**

Community & Economic Development Director Estep reviewed the proposed draft cottage housing amendments of the North Bend Municipal Code (NBMC) as recommended by Council from previous workstudies. Council provided the following revisions and direction to Ms Estep:

- Common Green. Cottages should generally be clustered around a common green and Diagram X (18.11.100) should reflect this fact
- Ramblers. Maximum unit size did not guarantee sufficient ramblers or one story units as currently drafted and staff was asked to come up with a formula to insure a mix of 1 story and 1.5 story units in cottage clusters and 1 story and 2 story units in single family clusters.
- Front Porch. Change the required minimum yards to not allow porches to encroach into the 20' front yard setback but still require porches for both cottages and single family homes.
- Elimination of carports. Although Council liked many aspects of the Kirkland code, they asked Ms. Estep to delete the allowance for carports.
- Community building/space. Council wished to mandate that these be provided in larger cottage clusters.
- Garages. No front facing garages.
- Trees and Views. Preservation of both was important to Council.

After discussion and clarification provided by Council, Ms. Estep commented she would incorporate changes into the draft code amendments and present it to the Planning Commission at a future Commission meeting. Additionally, she noted the incentive for developers that required them to purchase trail frontage if their development was near the Burlington Northern (BN) trail would be added back into the future code amendment, since this was of great

importance to Council and an essential part of their vision of cottage development and trail continuity.

### **LID Code Amendments**

Community & Economic Development Director Estep informed Council a developer had expressed interest in the area north of SE 140<sup>th</sup> Street and east of Woodriver in the Constrained Low Density Residential Zone (CLDR) which had 18,000 square foot lot sizes and no recent adjustments to street standards. She explained the NBMC contained a section of code entitled Low Impact Development Project which was a Demonstration Project that could be amended to apply to the CLDR zone and street standards. If amended, the new code would require roads and trails to meander through the trees, maximizing tree preservation and making it more rural in nature.

After discussion and questions from Council, Ms. Estep concluded she would present the proposed amendment to the Planning Commission at its July 26<sup>th</sup> meeting.

### **City Hall Discussion**

City Administrator Lindell explained that City Hall was an aging building with a failing infrastructure and contained significant electrical, health and safety issues.

Ms. Lindell noted that this issue was of concern to Council and in fact had been discussed by previous City Councils. She noted that in the early 1990's the City had hired a firm to analyze the various City owned properties and types of city halls and civic center designs that could be constructed. Eventually a decision was made to purchase property where a proposed Municipal Campus could be built which would house City Hall, Community and Economic Development (CED), Public Works (PW), the Fire Department and the Police Department. A site for the campus was purchased but at present contains only the Public Works Department and Fire Station.

In reviewing the site and available space for building, Ms. Lindell concluded the City could build an affordable multifunction City Hall on the property which would provide "one stop shopping" to our citizens and eliminate traveling to multiple offices to obtain municipal services.

After discussion, Council requested Ms. Lindell proceeding forward with a professional service agreement for schematic design of a City Hall and follow up with discussions on the issue at a later date.

### **Adjournment**

The workstudy closed at 8:46 p.m.

ATTEST:

---

Ross Loudenback, Mayor Pro Tem

---

Kym Smith, Records Coordinator